



# CITY OF SAINT PAUL

## **INDUSTRIAL DESIGN STANDARDS – FACT SHEET**

## We already have design standards for industrial uses -

- The IR light industrial restricted zone was created in 2006 for industrial areas near residential neighborhoods and parks. IR includes design standards.
- IR districts are located in the Phalen-Atlantic area; on the West Side near the Mississippi River; and, along University Avenue between the Raymond and Fairview station areas. The City is interested in identifying other appropriate locations for IR zoning.

## Why we're working on revisions -

- The Comprehensive Plan calls for this study. Policy 2.23 in the Land Use Plan states:
- "Establish site plan review standards for the I1, I2, and I3 districts for the purposes of providing for the efficient use of land and enhancing the aesthetic quality of the district. TN development standards incorporated into the IR district enhance the appearance and functionality of an industrial development so the district is compatible with nearby commercial and residential areas. Efficient use of a parcel will yield greater numbers of jobs for each acre of development than inefficient use."
- Overall, the Comprehensive Plan places a high priority on strengthening Saint Paul's employment base and fostering vibrant economic activity.

#### What we hope to achieve –

To ensure that key features of industrial buildings and sites, particularly along the frontage, are at a human-scale and compatible with nearby residential uses.

#### Who has been working on the preliminary draft recommendations -

A working group of City staff from the Departments of Planning and Economic Development, and from Safety and Inspections has been working on the preliminary draft recommendations.

### COMPARISON OF EXISTING AND PROPOSED INDUSTRIAL DESIGN STANDARDS —

EXISTING DESIGN STANDARDS	PRELIMINARY DRAFT RECOMMENDATIONS
Applies to IR district.	Revises IR standards. Applies standards to I1 districts for door
	and window openings, landscaping and street trees, and
	sidewalks.
New buildings line up with existing building facades. Buildings	In pedestrian-oriented areas, building anchors the corner and
hold the corner.	street facades adjacent to public sidewalk, or has vertical
	structural elements that "hold the corner." Distance between
	building and sidewalk under discussion.
New buildings have continuous façade along public street; if there	Bottom 25 feet of building facades facing public street includes
are breaks in the façade, fencing and landscaping used to make a	human-scale elements like doors and windows. Straight wall
continuous street edge.	sections along public street not exceed specified length without
	articulation.
Doors and other architectural elements identify entrances.	In office portions of buildings, doors and windows comprise 15
	percent of exterior walls facing a public street. City staff
	discussing types of glass, to improve visibility and increase
	daylight in building's interior.

Permitted building materials include brick, stone, textured cast	Discussions underway to list only prohibited materials; assumes
stone. Prohibits concrete block, tilt-up concrete panels, pre-	other materials would be acceptable. Removes tilt-up concrete
fabricated steel, reflective glass, and vinyl panels.	panels from list of prohibited materials.
No surface parking within 30 feet of a corner. Two rows of	Surface parking at side or rear of the building. Zoning
parking permitted in front of building after notification of property	administrator may permit up to two rows of parking between
owners within 350 feet of the site.	building and public street.
Street trees in public right-of-way at regular intervals to define	Landscaping along public streets and sidewalks. Street trees in
street edge, buffer pedestrians from traffic, and provide shade.	public right-of-way to buffer pedestrians, provide shade, and
	define street edge. Any fence along a public street is decorative
	(not chainlink).
Sidewalks on both sides of the street, at least six feet wide in	When redevelopment occurs, public sidewalks constructed along
areas with high pedestrian activity.	frontage of property being developed.

### **Process**

- City staff reviews comments from the panel discussion and presents staff recommendations to the Planning Commission.
- Planning Commission public hearing, possibly in winter 2012, and recommendations to the City Council. City Council public hearing and decision, possibly in spring 2012.